

**MINUTES OF THE COTTONWOOD HEIGHTS CITY  
ARCHITECTURAL REVIEW COMMISSION MEETING**

**Thursday, May 29, 2014**

**6:00 p.m.**

**Cottonwood Heights City Council Conference Room**

**1265 East Fort Union Boulevard, Suite 250**

**Cottonwood Heights, Utah**

***ATTENDANCE***

**Members Present:** Scott Chapman, Jonathan Jay Oldroyd, Scott Peters, Laura McCoy, Stephen K. Harman, Niels Valentiner (arrived at 6:28 p.m.)

**Excused:** Robyn Taylor-Granda

**Staff Present:** Senior Planner Glen Goins

**Others Present:** Rich Cook, Dade Rose, Rick Lloyd

***BUSINESS MEETING***

**1.0 DISCUSSION ITEMS**

Chair Scott Chapman called the meeting to order at 6:23 p.m.

**1.1 Review Action Items**

Senior Planner, Glen Goins, presented the Giverny PUD as detailed in the staff report and stated that it is approximately 45 acres in size. The applicants are proposing to locate and develop 169 lots in two phases with an additional custom lots phase. The project includes more than 32% open space with portions that lie within the Sensitive Lands Overlay Zone. A maximum of 246 units could be proposed. The project is being developed at 69% of the potential total request. There will also be a variety of home choices and design. Lots will range in size from 4,500 square feet to over 15,000 square feet. Questions pertaining to specifics such as use, intent, and design will be answered. As requested, the applicant submitted design examples of the proposed homes.

The applicant, Richard Cook, identified himself as an Owner of Giverny, and reported that an easement runs through the property. It will contain a linear park for the community that will be private. The project will consist of 169 lots. Drawing details were presented.

Commissioner Valentiner asked about the proposed street and sidewalk.

Mr. Cook confirmed that the project is not high density and the street will be 25 feet wide. This will allow for parallel parking with modified curbs and ample off-street parking. Trail systems and sidewalks throughout the development were detailed. Mr. Cook stated that they are seeking a Certificate of Design Compliance. There will be two gates for the Northern Golden Hills Subdivision. While through streets are not desired, the City wishes to have connectivity with adjacent properties. Ingress and egress for emergency vehicles was discussed.

Mr. Goins stated that the trail running through the property will be easily accessible for users and does not have a prescriptive use.

Commissioner Oldroyd suggested opening up the trail enabling it to be used more freely.

Mr. Cook indicated that the original concept was to put the road over the easement, but instead a determination was made to move the road and create a park with a walking trail connecting the community.

Commissioner Valentiner expressed concern regarding density and requested a cross section design be presented containing homes, cars, and design details.

Mr. Cook gave details of the green space and property layout.

Commissioner Peters recommended that the walking trail material be more substantial than a gravel path and a minimum of eight feet in width be considered.

Commissioner Oldroyd recommended that the dead end streets be examined as well as the 10-foot side yard setback.

Mr. Cook said that he is of the understanding that back yard minimum setbacks are 15 feet.

Commissioner McCoy suggested a more loose planting design along the corridor allowing transition into the open space.

Mr. Cook next detailed lot and home sizes. Smaller lots with smaller homes will be marketed for a younger family with the larger lots and more expansive homes catering to those who are slightly older and more financially stable. With four floor plans and two variations per plan, homes will be built as sold. Renderings of each plan were presented. Mr. Cook confirmed that landscaping will be completed for each home. Garbage and snow removal will be contracted privately.

## 2.0 ACTION ITEMS

### 2.1 **(Project #PUD 14-001) Consideration of a Planned Unit Development (PUD) application from Richard Cook, Sonora Ranch, located at 9160 South Wasatch Boulevard (Giverny)**

**MOTION:** Commissioner Peters moved that the applicant modify the application with the following recommendations:

1. Appreciate the density from open space and the linear corridor throughout the community and ensure connectivity.
2. Include cross sections planned with view vignettes illustrating the streetscape as well as the relationship of the streets to the actual structures and walls associated with the community.

3. A series of elevations shall be presented.
4. Include additional definition of multi-use paths throughout the community and recommend hard surfaces as opposed to gravel.
5. Look at dead end streets, especially the two where the proposed gate is located, and ensure that they will function appropriately and well.
6. Consider creating open space between lots on the north and west sides allowing visual connectivity to break down the linear row of homes and provide visibility for the community.
7. Provide definition with the entry monument and any walls that abut open space, community walls, or fences.
8. Create a conceptual landscape, particularly with respect to the layout of trees throughout the open space and how it will be designed and used.
9. Landscaping of the park corridor plan should show plantings and where materials and equipment will be located. It should be reminiscent of the park corridor and show turf and plant massing.
10. Paths shall be widened from six to eight feet and alternate path material options considered.
11. Ensure that architecture is continued throughout the development.

The motion was seconded by Commissioner Valentiner and passed unanimously on a voice vote.

### **2.3 Approval of the May 29, 2014 minutes**

**MOTION:** Commissioner Peters moved to approve the minutes of May 29, 2014, after the following process is met: The Recorder will prepare the minutes and email the minutes to each Member of the Commission. The Members will have five days to review the minutes and provide changes to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission is in agreement at which time the minutes shall be deemed approved. Commissioner Oldroyd seconded the motion. All present voted in favor of the motion.

### **3.0 ADJOURNMENT**

**MOTION:** Commissioner Peters moved to adjourn. The motion was seconded by Commissioner Oldroyd and passed unanimously on a voice vote. The Architectural Review Commission meeting adjourned at 8:44 p.m.

Minutes approved: 06/24/2014